

**Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development**

Collaborator No.: 3226767
Reference / Verwysing: Erf 7608, George
Date / Datum: 31 January 2025
Enquiries / Navrae: Primrose Nako

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NOLUBABALO LUFUNDO
23 Main Road, Merrick House
KNYSNA
6570

APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 7608, GEORGE

Your application in the above regard refers.

The Senior Manager: Town / Spatial Planning (Authorised Official) has, under delegated authority, 4.17.1.24 of 30 June 2022 decided that the application for permanent departures in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality 2023, for the relaxation of the following building lines applicable to Erf 7608, George:

1. Street boundary building line from 5m to 0.1m to accommodate an existing shade-net carport,
2. Street boundary building line from 5m to 4.5m to accommodate the conversion of the garage to the existing gym,
3. Southern side boundary building line from 3m to 1.5 to accommodate the conversion of the garage to the existing gym,

BE APPROVED in terms of Section 60 of the said By-law for the following reasons:

REASONS:

- (i). The proposed addition and conversion form part of normal residential development and can be accommodated within the property's cadastral boundaries.
- (ii). The proposed departures will not have an adverse impact on the surrounding residential character or the streetscape.
- (i). There will be no negative impact on surrounding neighbours' rights or amenities in terms of views, privacy or overshadowing.
- (ii). No negative comments or objections were received from neighbouring property owners.
- (iii). No negative impacts on the natural environment or heritage are foreseen.

Subject to the following conditions imposed in terms of Section 66 of said By-law, namely:

CONDITIONS:

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality 2023, the above-mentioned approval shall lapse if not implemented within a period of two (2) years from the date of when the approval comes into operation, or if the conditions of approval are not complied with.
2. This approval shall be taken to cover only the departures as applied for and as indicated on the site layout plan, drawing number House Chen-Li Lin 023/HP-GM dated August 2023 drawn by Thank.X.Cube attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. The carriageway crossing needs to be restored and instated as indicated on the site layout plan, and may not exceed a width of 8 metres.
4. The above approval will be considered as implemented on approval of building plans.
5. In accordance with Section 66(2)(z) of the Land Use Planning By-Law for George Municipality, 2023 a contravention levy of R12 880,00 (VAT included) shall be payable to the Directorate: Human Settlements, Planning and Development on submission of building plans.

Notes:

- *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- *Please note that no protected trees may be trimmed, cut or removed without a license issued in terms of the National Forests Act No. 84 of 1998.*
- *Stormwater management needs to be addressed on submission of the building plan, to the satisfaction of the Civil Engineering Department.*
- *The road reserve may not be used for parking purposes.*

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 21 FEBRUARY 2025** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. *Please also note that the appeal must be e-mailed to the administrative officer mentioned above.*

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully

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ACTING SENIOR MANAGER: TOWN PLANNING

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